



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, OCTOBER 13, 2025, 6:00 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. ZOOM MEETING INFORMATION.

- I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSIZGZlFjcmlpWnZIOEVnUT09>

Or call in by phone: +1 312 626 6799

Meeting ID: 841 3767 5822

Passcode: 483400

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting. More detailed [Zoom Instructions](#) can be found online.

B. ROLL CALL.

- I. Members: Chair Lisa Hanson, Vice-Chair Jacob Miller, Ald. Jim Hutchison, Derius Daniels, Ken Rovinski, Emma Fulwilder and Kelsey Lutzow.

Present: Jacob Miller, Lisa Hanson, Ken Rovinski, Jim Hutchison, Kelsey Lutzow

Excused: Derius Daniels, Emma Fulwilder

Absent: None

Others Present: Ald. Alyssa Proffitt, Ald. Joey Prestley

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, October 13, 2025, meeting of the Green Bay Plan Commission.

Moved by Ald. Jim Hutchison, seconded by Jacob Miller to approve the agenda of the October 13, 2025, meeting of the Plan Commission, moving Regular Business items 1 and 2 to items 5 and 6.

Motion Passed.

Yes—Jacob Miller, Lisa Hanson, Ken Rovinski, Jim Hutchison, Kelsey Lutzow, No—None, Abstain—None.

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the Monday, September 29, 2025, meeting.

Moved by Ken Rovinski, seconded by Jacob Miller to approve the minutes of the September 29, 2025, meeting.

Motion Passed.

Yes—Jacob Miller, Lisa Hanson, Ken Rovinski, Jim Hutchison, Kelsey Lutzow, No—None, Abstain—None.

E. REGULAR BUSINESS.

- I. (TA 24-02) Public hearing on a request to amend multiple sections of Chapter 44-Zoning and Chapter 36-Subdivisions, Green Bay Municipal Code adjusting regulations and removing land-use barriers to housing affordability, submitted by the City of Green Bay Department of Community and Economic Development.

Chair Lisa Hanson read into record the rules and procedures for the public hearing. Chair Lisa Hanson opened the floor for the public hearing.

Speakers:

Jon LeRoy

Pam Kaster – 2170 Velp Ave

Jesse Wellins – 1084 Dousman St. – Fisk Edition Neighborhood Association

Frank Torres – 617 Capital Dr

Alder Johnson – 516 Hubbard St

Alder Prestley – 837 Liebman Ct – Equal Rights Commission

Alder Proffitt – 1262 Cherry Street

Chair Lisa Hanson asked staff and the public three (3) times if there was anyone else wishing to speak. Hearing/seeing no one else, the public hearing was closed.

2. (TA 24-02) Consideration with possible action on the request to amend multiple sections of Chapter 44-Zoning and Chapter 36-Subdivisions, Green Bay Municipal Code adjusting

regulations and removing land-use barriers to housing affordability, submitted by the City of Green Bay Department of Community and Economic Development.

Moved by Jacob Miller, seconded by Ken Rovinski to approve the request to amend multiple sections of Chapter 44-Zoning and Chapter 36-Subdivisions, Green Bay Municipal Code adjusting regulations and removing land-use barriers to housing affordability.

Motion Passed.

Yes—Jacob Miller, Lisa Hanson, Ken Rovinski, Jim Hutchison, Kelsey Lutzow, No—None, Abstain—None.

3. Consideration with possible action on the request by Downtown Green Bay, Inc. (DGBI) Business Improvement District (BID) to approve their 2026 Operating Plan.

Moved by Commissioner Jacob Miller, seconded by Ken Rovinski to approve Downtown Green Bay, Inc., (DGBI) to approve their 2025 Business Improvement District (BID) Operation Plan.

Motion Passed.

Yes—Jacob Miller, Lisa Hanson, Ken Rovinski, Jim Hutchison, Kelsey Lutzow, No-None, Abstain-None.

4. Consideration with possible action on the request by Olde Main Street Inc. (OMS) Business Improvement District (BID) to approve their 2026 Operating Plan.

Moved by Jacob Miller, seconded by Ken Rovinski to approve the request by Olde Main Street Inc., (OMS) to approve their 2025 Business Improvement District (BID) Operating Plan.

Motion Passed.

Yes—Jacob Miller, Lisa Hanson, Ken Rovinski, Jim Hutchison, Kelsey Lutzow, No—None, Abstain—None.

5. Consideration with possible action on the request by the Broadway Business Improvement District (BID) to approve their 2026 Operating Plan.

Moved by Jacob Miller, seconded by Ken Rovinski to approve the request by On Broadway Inc., (OBI) to approve their 2025 Business Improvement District Operating Plan.

Motion Passed.

Yes—Jacob Miller, Lisa Hanson, Ken Rovinski, Jim Hutchison, Kelsey Lutzow, No—None, Abstain—None.

6. Consideration with possible action on the request by Military Avenue Inc. (MAI) Business Improvement District (BID) to approve their 2026 Operating Plan.

Moved by Jacob Miller, seconded by Ken Rovinski to approve the request by Military Avenue Inc., (MAI) to approve their 2025 Business Improvement District (BID) Operating

Plan.

Motion Passed.

Yes—Jacob Miller, Lisa Hanson, Ken Rovinski, Jim Hutchison, Kelsey Lutzow, No—None,
Abstain—None.

F. INFORMATIONAL.

1. Director's report.

a. Development Tracking

–Development Director, Cheryl Renier-Wigg, presented the Director's Report.

2. Next Meeting: Monday, November 3, 2025

G. ADJOURNMENT.

1. Adjournment of the Monday, October 13, 2025, meeting of the Green Bay Plan Commission.

Moved by Ken Rovinski, seconded by Jacob Miller to adjourn.

Motion Passed.

Yes—Jacob Miller, Lisa Hanson, Ken Rovinski, Jim Hutchison, Kelsey Lutzow, No-None,
Abstain-None.